

**ADDRESS: 3619 LANERCOST LANE**

PLAT NO. 2023055132

MFE: 154.45'

AREA: 6,004 S.F. ~ 0.14 ACRES

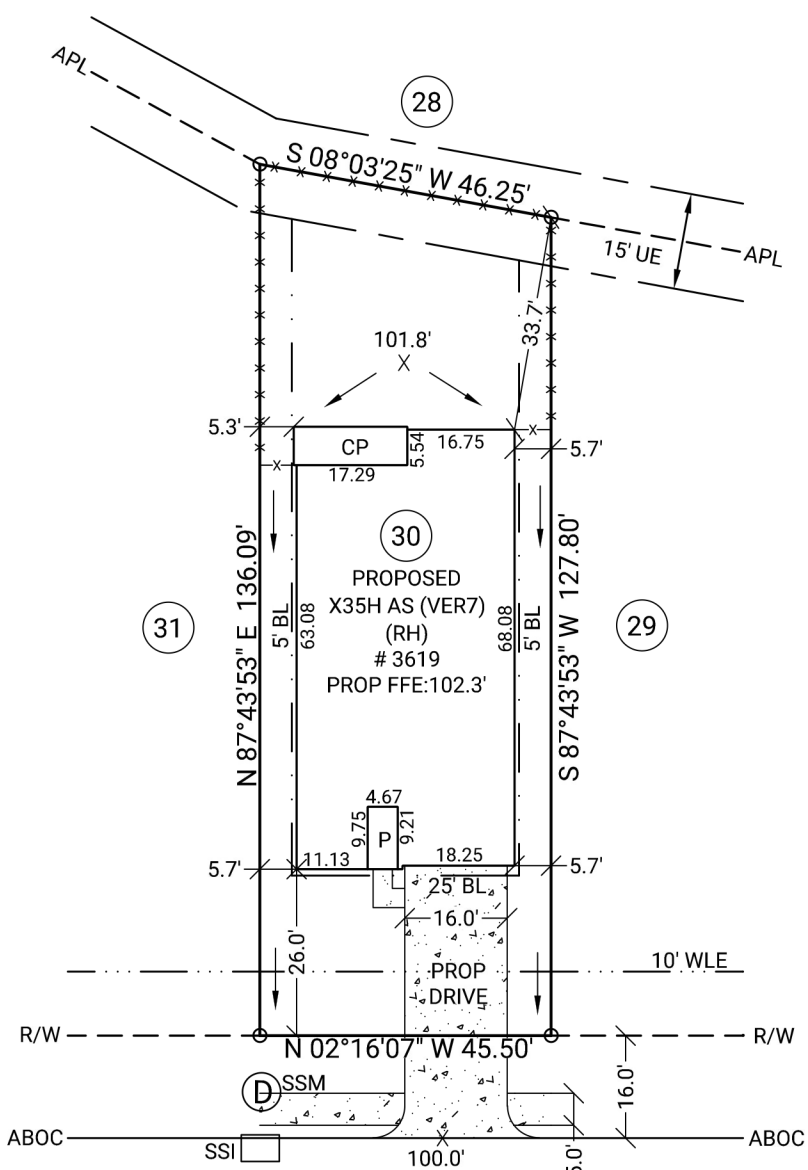
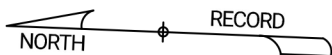
30' 15' 0' 30'

GRAPHIC SCALE: 1" = 30'

DRAINAGE TYPE: "A"

<b>TOTAL FENCE</b>	137 LF
FRONT	11 LF
LEFT	47 LF
RIGHT	33 LF
REAR	46 LF
<b>AREAS</b>	
LOT AREA	6,004 SF
SLAB	2,337 SF
LOT COVERAGE	39 %
INTURN	267 SF
DRIVEWAY	425 SF
PUBLIC WALK	146 SF
PRIVATE WALK	24 SF
REAR YARD AREA	191 SY
FRONT YARD AREA	201.6 SY

**OPTIONS:**  
 NO BRICK,  
 COVERED PATIO,  
 FRAMING, FOUNDATION & ROOF  
 RAFTER DETAILS



**LEGEND**

- BL Building Line
- APL Approximate Property Line
- ABOC Approximate Back of Curb
- R/W Right of Way
- N/F Now or Formerly
- UE Utility Easement
- DE Drainage Easement
- SSE Sanitary Sewer Easement
- WLE Water Line Easement
- STMSE Storm Sewer Easement
- PROP Proposed
- MFE Minimum Finished Floor Elevation
- FFE Finished Floor Elevation
- GFE Garage Floor Elevation
- P Porch
- CP Covered Patio
- PAT Patio
- SSM Sanitary Sewer Manhole
- CONC Concrete
- X- Fence
- TOF Top of Forms
- RBF Rebar Found
- RBS Rebar Set
- SSI Storm Sewer Inlet

**LANERCOST LANE**

**60' R/W**

NOTE: BASE ELEVATION IS ASSUMED.  
 (FOR REFERENCE ONLY)

NOTE: PLOT PLAN PREPARED WITHOUT BENEFIT OF TITLE.

**GENERAL NOTES:** No field work has been performed. This property is subject to additional easements or restrictions of record. Carter & Clark Surveyors is unable to warrant the accuracy of boundary information, structures, easements, and buffers that are illustrated on the subdivision plat. Utility easement has not been field verified by surveyor. contact utility contractor for location prior to construction (if applicable). This plat is for exclusive use by client. Use by third parties is at their own risk. Dimensions from house to property lines should not be used to establish fences. City sidewalks, driveway approaches, and other improvements inside the city's right of way are provided for demonstration purposes only. consult the development plans for actual construction. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.